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## MINUTES

### SPECIAL MEETING OF THE HOUSING COMMISSION OF THE CITY OF ALAMEDA HELD WEDNESDAY, MARCH 14, 2007

The Commission meeting was called to order at 7:02 p.m., with Chair Gormley presiding.

#### PLEDGE OF ALLEGIANCE

#### 1. ROLL CALL

Present: Commissioner Balde, Kurrasch, Pratt, Schlueter, Trujillo (arrived at 7:11 p.m.) and Chair Gormley.

Absent: None.

#### 2. PUBLIC HEARING

- 2-A. **Public Hearing** to Consider Public Comments regarding Proposed FY2006-2007 Annual Plan. Chair Gormley opened the public hearing. Executive Director Michael Pucci introduced Eileen Duffy, Administrative Operations Manager, to discuss the Annual Plan. Ms. Duffy explained the Annual Plan is streamlined and for one year. She then discussed the process. She stated the Resident Advisory Committee met and had no changes to the Plan. The Annual Plan was available for public review for 45 days and no written comment was received. Chair Gormley asked for oral comments from the public. Mr. Michael Torrey asked how the Annual Plan was presented to tenants for their comment. Mr. Pucci explained the Resident Advisory Committee, which is comprised of Esperanza tenants and Section 8 tenants, review the Annual Plan. Tenants are notified by public notices to comment on the Plan. There being no other speakers the Chair closed the public hearing and called the regular meeting of the Housing Commission to order.

#### 3. CONSENT CALENDAR

Commissioner Kurrasch moved to accept the Consent Calendar. Commissioner Pratt seconded. Motion carried unanimously. All items accepted or adopted are indicated with an asterisk.

- \*3-A. Minutes of the Housing Commission Regular Meeting held February 21, 2007. Minutes were accepted.

- \*3-B. Budget Variance Report. This report was accepted.

#### 4. AGENDA

- 4-A. Adopting FY2007-2008 Annual Plan. Mr. Pucci said this agenda item is to adopt the Fiscal Year 2007 – 2008 Annual Plan.

Commissioner Kurrasch said he appreciated the background information provided and complimented staff on preparing the Annual Plan. Mr. Pucci commented the Annual Plan does not address the issues at Esperanza.

Commissioner Kurrasch moved adoption of the Annual Plan for next fiscal year and authorized the Chair to certify, by resolution, that the Housing Commission has approved submission of the Agency Plan to the U. S. Department of Housing and

Urban Development. Commissioner Trujillo seconded Motioned carried unanimously.

Commissioner Pratt asked for an explanation of the HOPE VI grant. Mr. Pucci said the HOPE VI grant is for housing authorities with distressed properties. Millions of dollars are available but it is difficult to qualify. This grant allows for major rehabilitation or demolition to rebuild. Many housing authorities have demolished their distressed properties and rebuilt with mixed income and mixed use units. He described an Oakland Housing project that was rebuilt with mixed use units, including commercial use. Commissioner Pratt asked if Mr. Pucci had spoken to them about their project. He said it was reviewed on a smaller basis for Esperanza, but the property must be very distressed to qualify and we are not there yet. He explained that very distressed property is defined as having a lot of vacancies, a lot of crime, and units costing more to rehab than rebuild. The grant is very competitive and we would have to compete with large cities for the funds.

- 4-B. Recommending Revising the Housing Authority's Budget. Mr. Pucci explained these revisions are for this fiscal year's budget ending June 30, 2007. A few projects are exceeding the original budget; G & S Painting and Omega Termite for additional dry rot and termite work at Esperanza. This is an additional \$67K for these repairs. Eagle Village needs an increased budget to \$335K to replace siding at two buildings at Eagle Village. Total increase in the budget of \$253K resulting in the surplus would go down from \$464K to \$210K. Commissioner Kurrasch asked if this is within the proper range for the surplus. Mr. Pucci responded affirmative. Originally the amount budgeted was over \$400K for painting and we are still under budget with this increase.

Commissioner Kurrasch moved the Housing Commission recommend to the Board of Commissioners to:

1. Approve the proposed budget revision; and
2. Adopt the proposed resolution revising the budget for the Conventional Low-Rent Housing Program No. CA-062 (Esperanza)

Commissioner Pratt seconded. Motion carried unanimously.

- 4-C. Recommending Approval of Budget Revision Number 3. Mr. Pucci said this is the first budget revision for fiscal year ending June 30, 2008. Some things need to be adjusted because of a better understanding of the Operating Subsidies and Admin Fees from HUD. The Operating Subsidy has been reduced for Esperanza. Section 8 Admin Fees have been reduced for the Section 8 Voucher Program. Interest Income has increased and we are asking for more tax increment funds for Independence Plaza in the amount of \$153K. There have been changes in Expenses: FHA Mortgage insurance for Independence Plaza has been reduced by \$9.5K and general property and liability insurance costs have been reduced. Increases to housing assistance payment for Playa del Alameda of \$53K are a result of a request for a rent increase. This project is not owned by the Housing Authority, but the Section 8 Housing Assistance Payment contract is administered by the Housing Authority for HUD. Several changes have been made to the Extraordinary Maintenance Projects.

Mr. Pucci explained staff budgeted for a deficit last year of \$2.5K, but as a result of these changes there will be a surplus of \$664K. Exhibit B describes the list of work items to be accomplished.

Commissioner Kurrasch commented he is glad staff is able to address these issues, including Eagle and Anne B. Diamant, and alleviate these problems.

Commissioner Kurrasch moved the Housing Commission recommend to the Board of Commissioners to:

1. Approve the proposed budget revision for FY2008; and
2. Adopt the proposed resolution revising the budget for the Conventional Low-Rent Housing Program No. CA-062 (Esperanza).

Commissioner Pratt seconded. Motion carried unanimously.

- 4-D. Recommending Approving Award of Contract for Eagle Village Siding Replacement on Two Buildings. Mr. Pucci said at Eagle Village a bid was received for all but two buildings. These last two building need to be entirely re-sided. The lowest bid was for \$153K and would award the contract to B-Bros. Construction plus up to an additional 10 percent for change orders not to exceed \$158,410.

Commissioner Kurrasch asked if the contract needed to go to the Board of Commissioners for approval. Mr. Pucci responded affirmative.

Commissioner Kurrasch acknowledged the increase in cost of materials. Mr. Pucci explained the window contractor and the siding contractor will still be interfacing. B-Bros. will not be interfacing with Bay Cities.

Commissioner Kurrasch moved the Housing Commission recommend to the Board of Commissioners to:

1. Approve awarding a contract to B-Bros. Construction, Inc. for \$153,100 plus up to an additional 10 percent for change orders for a not to exceed amount of \$158,410, to replace the siding on two buildings at Eagle Village; and to
2. Authorize the Executive Director to execute both contracts.

Commissioner Trujillo seconded. Motion carried unanimously.

5. ORAL COMMUNICATIONS

Officer Summit said March 25<sup>th</sup> is a watch change for the Police Department. There will be changes in staffing and patrolling which affects the Housing Authority. There will be seven day a week coverage with the Housing Authority officer on duty until 8:30pm. Both officers work 10:30am until 8:30pm with opposite days off to allow for seven day a week coverage.

Chair Gormley asked if there have been changes at Esperanza with increased patrols. Officer Summit responded there haven't been any problems in the last six months at Esperanza or other properties. Chair Gormley thanked Officer Summit for attending and all he has done. Officer Summit said this was his last meeting because his two year commitment is up.

Speaker Kenneth Leung, Independence Plaza resident, requested the Housing Commission adopt a more progressive non-smoking policy. He described how smoke comes from the apartment below him into his unit and how he has to close doors and windows. He quit smoking 25 years ago but he suffers from a number of smoke related illnesses and the smoke makes it difficult for him to breathe. Smoke is bad for everyone and he feels the smoke is getting worse; it's stronger and could be a cigar or medical marijuana. He could ask for a transfer but it may not be the right solution as the previous tenant moved because of the smoke and smell. He has discussed this with the American Lung Association which is working with cities to ban smoking in apartment buildings. He asked the Commission to adopt a rule that the Housing Authority ask the smoker to move to a unit on the top floor. He is hopeful in the future that smokers will live on one floor or in one building. He thanked the Commission and Director for their time. Chair Gormley assured Mr. Leung this will be pursued and the Housing Authority will respond to him.

Jimmy Ramirez, Anne B. Diamant resident, explained he suffers from hay fever because of three big trees by his patio balcony. He said the pollen and particles penetrate his window and door. There are also heavy smokers outside his door and in the hallway. He would like to transfer to another vacant unit, number 308, because

he now suffers from asthma. Mr. Pucci acknowledged that Mr. Ramirez has spoken to staff regarding this issue. A Reasonable Accommodation form needs to be completed for a disability, but it may be difficult to get away from the trees. Mr. Ramirez provided Mr. Pucci a signed letter from his doctor.

Chair Gormley said these are serious problems that need to be resolved. These issues will be investigated and the Commission will respond.

Commissioner Balde asked if there are smoking restrictions at Anne B. Diament. Mr. Pucci responded that there are not smoking restriction in units only in common areas.

6. COMMISSIONER COMMUNICATIONS

Commissioner Balde said improvements at Eagle Village are progressing well. She attended a business exposition.

Commissioner Schlueter still getting oriented. He is looking forward to a tour of the complexes.

Commissioner Kurrasch thanked the two tenants for speaking about their problems. He feels these are timely topics and welcomes their input.

Commissioner Pratt mentioned newspaper article on Chair Gormley.

Commissioner Trujillo mentioned that someone asked him how to become a Commissioner. He referred her to the Mayor's office. Mr. Pucci said there still is one position available and spoke about the status of a possible candidate.

Chair Gormley reminded the Commissioner about the upcoming NAHRO Conference in Monterey.

7. ADJOURNMENT

There being no further discussion, Chair Gormley adjourned the meeting at 7:49 p.m.

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Nancy W. Gormley, Chair

Attest:

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Michael T. Pucci  
Executive Director / Secretary